

BEFORE THE BOARD OF ZONING ADJUSTMENT, D.C.

Application No. 12275 of Carlos and June Wakeford, pursuant to Sub-section 8207.11 of the Zoning Regulations, for a variance from the F.A.R., rear yard, side yard, lot occupancy, court area and width requirements (Sub-sections 3302.1, 3304.1, 3305.1, 3303.1, 3306.1, respectively) to permit the construction of a garage and deck, and an addition and alterations to a non-conforming structure in the R-5-B District at 2107 19th Street, N.W. (Lot 58, Square 2554).

HEARING DATE: January 19, 1977

DECISION DATE: February 8, 1977

FINDINGS OF FACT:

1. The property is located in the R-5-B District and is a non-conforming structure.

2. Applicants propose to build two garages, the first at basement level under the existing structure and the second at basement level to the side of the existing structure. Applicants propose to construct a deck over the garage constructed on the side of the existing structure.

3. The construction of the garages will require two curb cuts to the driveways which will be excavated from the front yard.

4. Applicants further propose to construct an open balcony above the rear portion of the deck constructed upon the garage located in the side yard.

5. The existing structure exceeds F.A.R. by 437 square feet. The proposed construction requires an additional 466.50 square feet variance for a gross variance of 903.50 square feet. The proposed property will also require a 479.97 square feet variance from lot occupancy, an 8 foot side yard variance, a 15 foot rear yard variance and a 13.25 foot width and 229.82 square feet closed-court variance.

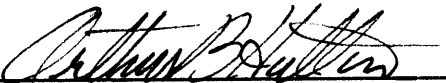
6. The Advisory Neighborhood Commission (ANC 1-C 03) opposed the application due to resulting traffic across the sidewalk and a decrease in available public parking space.

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CONCLUSIONS OF LAW AND OPINION

The applicants seek multiple and various area variances requiring a showing of practical difficulty due to the condition of the property. The Board is of the opinion that the applicants have failed to make the required showing. It is therefore ORDERED that the application is hereby DENIED.

VOTE: 3-0-1 (William F. McIntosh, Richard Stanton, Leonard L. McCants, Esq. to deny. Lilla B. Cummings not voting, not having heard the case.)

ATTESTED BY: 
ARTHUR B. HATTON
Secretary to the Board

FINAL DATE OF ORDER: 4-21-77